

**8 WOODCOCK HILL, HAREFIELD ROAD
RICKMANSWORTH, WD3 1PQ**



FOR SALE - £750,000
TO LET - £72,000 per annum

Industrial Unit
9,093 SQ FT (845 M²)

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| <ul style="list-style-type: none">■ Electric loading door■ Minimum 4.4m eaves■ Includes 1,807sq ft (168m²) storage mezzanine | <ul style="list-style-type: none">■ 2-storey offices■ Comfort cooling to offices |
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LOCATION Woodcock Hill Estate is located approximately 1 mile south of Rickmansworth town centre. Junctions 17 and 18 of the M25 are both within 4 miles.

DESCRIPTION A detached factory/warehouse unit of portal frame construction, with 2-storey offices to the front. A mezzanine provides additional storage space. Adjoining the building is a communal car park.

ACCOMMODATION	Ground floor factory:	3,954 sq ft	367.3 m ²
	Ground floor office:	1,394 sq ft	129.5 m ²
	First floor office:	1,938 sq ft	180.1 m ²
	Mezzanine storage:	1,807 sq ft	167.9 m ²
	Total:	9,093 sq ft	844.8 m²

(approximate gross internal areas)

SALE TERMS The property is held on a ground lease for a term of 99 years expiring in June 2057 at a ground rent of £220 per annum, without review.

£750,000 is being sought for the sale of the ground lease.

RENT The property is available on a new full repairing and insuring lease for a term to be agreed at a rent of £72,000 per annum exclusive.

RATES Rateable value: £46,250
Rates payable: £22,200 per annum (2018/19)

For further information on rates payable please contact Three Rivers District Council on 01923 278187.

VAT The property is VAT registered and therefore VAT will be charged on the sale price or rent.

EPC The Energy Performance Asset Rating is to be confirmed. A copy of the full Energy Performance Certificate is available upon request.

VIEWING Strictly by appointment via sole agents:

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The full range of our instructions is available on our website

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